

# CERTIFICATE OF SUBSTANTIAL COMPLETION

AIA DOCUMENT G704

(Instructions on reverse side)

OWNER ☒  
ARCHITECT ☐  
CONTRACTOR ☐  
FIELD ☐  
OTHER ☐

PROJECT: Otter Creek Clubhouse and  
(Name and address) Community Building  
Otter Creek Golf Course  
Ankeny, Iowa

PROJECT NO.: 2713

CONTRACT FOR: Clubhouse & Related Site Work

CONTRACT DATE: May 19, 2008

TO OWNER:  
(Name and address) City of Ankeny  
410 West First Street  
Ankeny, Iowa 50023

TO CONTRACTOR:  
(Name and address) Pinnacle Construction Group  
10626 Justin Drive  
Urbandale, Iowa 50322

DATE OF ISSUANCE: 6-17-09

PROJECT OR DESIGNATED PORTION SHALL INCLUDE:

Exterior of clubhouse and exterior site work.

The Work performed under this Contract has been reviewed and found, to the Architect's best knowledge, information and belief, to be substantially complete. Substantial Completion is the stage in the progress of the Work when the Work or designated portion thereof is sufficiently complete in accordance with the Contract Documents so the Owner can occupy or utilize the Work for its intended use. The date of Substantial Completion of the Project or portion thereof designated above is hereby established as

6-30-09

which is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below:

None

A list of items to be completed or corrected is attached hereto. The failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents.

Partners & Sirny L.L.P.  
ARCHITECT

DAVE GROSCH  
BY

6-17-09  
DATE

The Contractor will complete or correct the Work on the list of items attached hereto within ten working days from the above date of Substantial Completion.

Pinnacle Construction Group  
CONTRACTOR

F. Thompson  
BY

6-22-09  
DATE

The Owner accepts the Work or designated portion thereof as substantially complete and will assume full possession thereof at Five O'Clock PM (time) on 6-30-09 (date).

City of Ankeny  
OWNER

Sharon Dyer  
BY

6/25/09  
DATE

The responsibilities of the Owner and the Contractor for security, maintenance, heat, utilities, damage to the Work and insurance shall be as follows:

(Note—Owner's and Contractor's legal and insurance counsel should determine and review insurance requirements and coverage.)

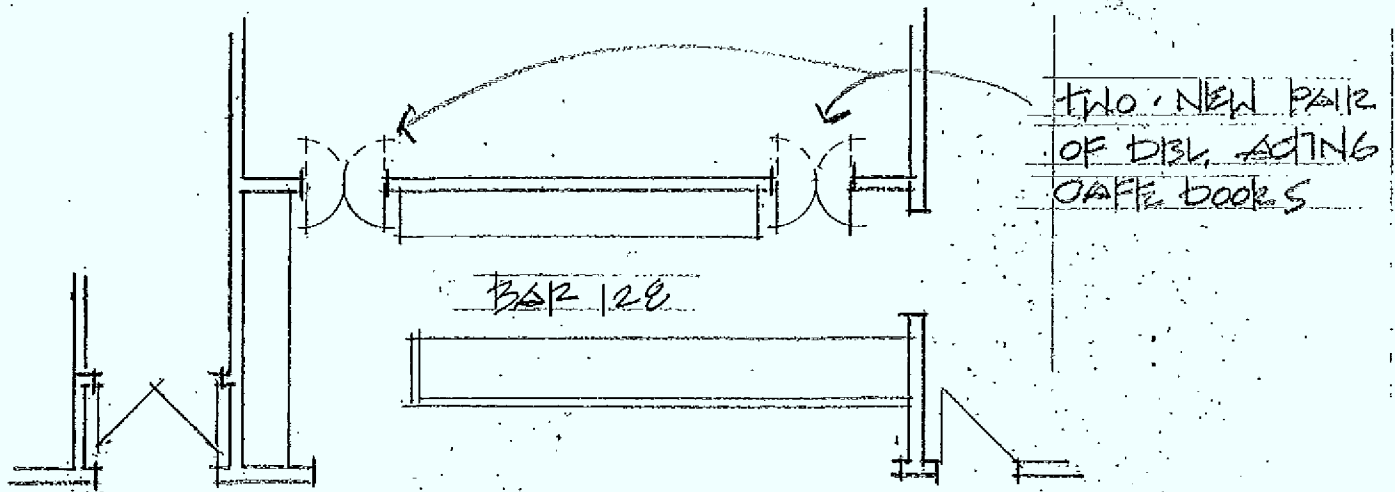


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## Punch List

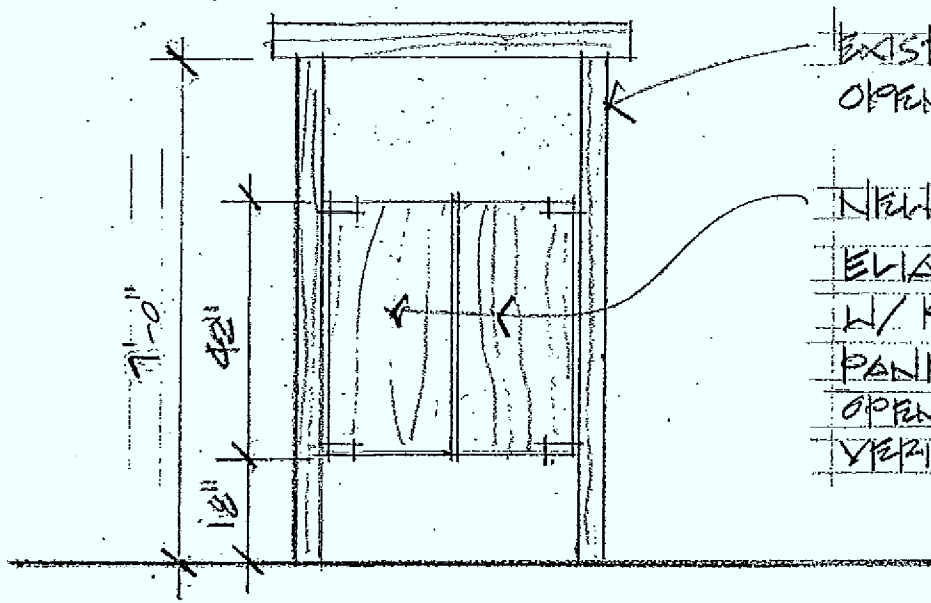
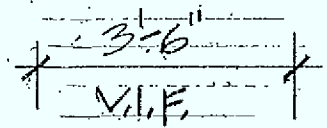
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TWO NEW PAIR  
OF DBL. ACTING  
CAFE DOORS

BAR 128

PARTIAL PLAN C BAR 128  
1/8" = 1'-0"



EXIST. WOOD CASED  
OPENING

NEW CAFE DOORS BY S.  
ELIASON. MODEL SCIO. CAFE  
W/ P.V.A.M. FINISH. VERIFY  
PANEL WIDTH W/ CASED  
OPENING WIDTH V.I.F.  
VERIFY P.V.A.M. # W/ APPT.

TRYP. DOOR TYPE. 2 THIS  
3/8" = 1'-0"

## MEMO



Howard R. Green Company

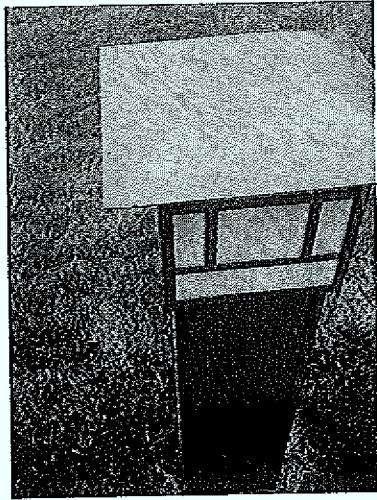
To: Dave Carlson  
From: Jim Harbaugh  
Subject: Otter Creek Punch list  
Date: 6/17/09

The following are punch list items observed on a site walkthrough on 6/10/09 for the Otter Creek clubhouse project:

1. On the south side of the building between the service door and the pro shop door, cut the standpipe lower and reset metal casting so that it is at grade.
2. On the south side of the building between the service door and the pro shop door, replace the cap on the test well that was damaged.
3. On the southwest corner of the west patio, replace the cracked concrete.
4. Repair chip on the west edge of the west patio.
5. Replace concrete where cracked on the northern side of the west patio.



6. Straighten out the bent top of the westernmost bollard on the north side of the building.



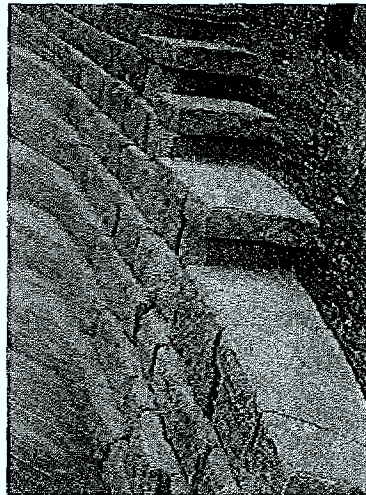
7. 2 Purple coneflower are missing in the north planter by the banquet area.
8. 1 feather reed grass was planted too high in the north planter by the banquet area.



9. The sidewalk north of the bar area has a bad finish on it due to plastic/sealer. Please provide suggestions to improve finish of the walk.



10. Two feather reed grass were planted too high on the north planter near the bar area.
11. Erosion control matting was not installed over the whole slope on the east side of the building. There areas that erosion control matting is missing, especially at the top of the slope. Erosion control matting is also required under the guardrail and behind wall. AS a result of erosion from this area, the swale heading south from the cart storage area is filled in with silt and should be cleaned out as well.



12. Rocks and debris were not picked up on the east slope prior to seeding operations.
13. Please verify that starter fertilizer was used in all seeding operations.
14. The block wall around the transformer needs to be fixed and caps adhered to the wall top.
15. Backplaster the edge of the sidewalk on the east side of the building above the transformer.

16. More fill material is required along the slope of the eastern sidewalk north of the cart entryway. The top of slope is 6-12" lower the same slope of the sough side of the cart path.



17. Touch up seeding and mulch in areas that were not drilled or did not germinate. This is especially evident along roadway and walkway edges where the seeder did not get close to the paving with the seed drill. If it cannot be drilled adjacent to paving, then it must be broadcast and mulched.



18. There is exposed metal plan bed edging at the SE corner of the building.
19. The hackberry tree in the front of the building in the island looks to be dying and may need replacement.
20. The fire hydrant at the SE side of the building is low. The owner has asked to have it raised. Based on the depth of the main in this location, there will have to be a large amount of sidewalk

removed to be able to raise the hydrant. If the hydrant functions as is, it is recommended to leave it at the current elevation.

21. Adjust valve box elevations along entrance roadway.
22. On the eastern side of the entrance road there is an evergreen with a double leader. Replace evergreen.



23. Dirt and debris caused by Burns electric installing lighting should be removed by Burns Electric.
24. Contractor to complete seeding and mulching near entrance area at 36<sup>th</sup> as well as seeding and mulching and weed killing in the entrance island.
25. The owner of Scourstop – Tom Carpenter, Tim Johnston, Jared Bright and Jim Harbaugh met regarding installation of the Scourstop. Based on the soils for the bioswale and the rock below it, Tom Carpenter provided a sample of a new anchoring system. Tim and Tom tested the new anchor system to see it work in this setting. It worked well and was easily installed. Tom Carpenter said that he would have the new anchors available in a few weeks. He suggested using these anchors and a piece of sod under the Scourstop pieces. Contractor to rework areas that have eroded, place sod under Scourstop, and anchor Scourstop with the new anchors to be provided by Scourstop.
26. All storm sewer inlets have their filter bags still installed. The contractor has requested that they leave them in until site cleanup and restoration is completed. The City of Ankeny should inspect all intakes after the filter bags are removed for debris and for invert.

Punch list items from Todd Westerberg:

1. East and West intakes at south entrance need grouted.
2. Grout bioswale intakes.
3. Adjust 12" pvc storm pipe of west side of entrance road for a better connection between pipe sections.
4. On the same storm run as item #3, downstream at the FES, a clip is needed for the apron guard.